

MEETING MINUTES, PLANNING COMMISSION, JUNE 12, 2006

Present: Phil Tinkle, Keith Hardin, Jerry Ott, Tom McClain, Janet Eades, Marya Jo Butler, Duane O'Neal, Trent Pohlar, Shawna Koons-Davis, City Attorney; Ed Ferguson, Planning Director; Janice Nix, Recording Secretary

The meeting was called to order at 7:00 p.m. by Trent Pohlar, President.

PREVIOUS MINUTES

May 8th - Tinkle moved to approve the minutes as presented, seconded by Hardin. Vote for **approval** was unanimous, 8-0. **Motion carried.**

Training Meeting, May 22nd - Tinkle moved to approve the minutes as presented, seconded by Hardin. Vote for **approval** was unanimous, 8-0. **Motion carried.**

OLD BUSINESS

Docket PC2004-012 – Site Development Plan – Mt. Pleasant Christian Fellowship – request for time extension of one year for site plan approval. The Plan Commission granted approval of this project on June 28, 2004 – Mike Deer, Deer Engineering, representing.

Mike Deer came forward and was sworn. The church is having difficulty beginning the construction of the new building. Therefore, they are asking for a one year extension to June of 2007. Eades moved to grant this request for a one year extension to June 28, 2007, seconded by Hardin. Vote for **approval** was unanimous, 8-0. **Motion carried.**

Docket PC2006-022 – Primary Plat – Villages at Grassy Creek, Sections 10 & 11 – zero lot line subdivision located on north side of Stop 18, west of Sheek Rd., 17.2 acre lot zoned R-3 – petitioner and owner is CP Morgan; engineer is Projects Plus.

Mr. Pohlar read a prepared statement outlining the procedures that would be observed this evening.

Joe Van Valer, Attorney; Chad Pittman, CP Morgan; and several members of the audience were sworn. The proposed plat was presented and Attorney Van Valer discussed the layout of the lots. Area homeowners have been met with and some modifications have been proposed. Buffering is proposed and Chad Pittman explained the layout to Commission members. There are proposed changes in the commitments dealing with the homeowners association.

The floor was opened for remonstrance. Paul Peterson, Copperfield Homeowners Association, came forward. His group met with the petitioner's last Thursday. He said he received the agreement on Sat. and that was not enough time to get everyone's approval. Bruce Armstrong, 1492 Cherry Blossom Ct., Grwd, 46143, came forward. He brought a report written by Fire Chief Steve Dhondt addressing the waiver request for turning radii. Jim Fuller, 1014 Sugar Maple Dr., Grwd 46143. The new proposed plan does not address their concern about the size of the proposed homes. Rick Curtis, 1037 Burning Bush Dr., Grwd, 46143, came forward. He is concerned about what they propose for the landscape buffer. He is also concerned about the connecting road between this subdivision and the adjoining subdivision. Amy Morris, 1064 Fountain Grass Dr., Grwd, 46143 came forward. She is also concerned about the connecting road. Larry Miller, 1000 Burning Bush, Grwd 46143, came forward. He is concerned about parking within the subdivision. Dave Richards, 1040 Burning Bush Dr., Grwd 46143, came forward. He inquired about the waiver request.

CP Morgan then came forward for rebuttal; followed by the remonstrators.

Paul Peterson, Copperfield Homeowners Association, came forward. Carolyn Henry, 1017 Fountain Grass Dr., Grwd, came forward. She asked the Commission to help the homeowners out by revaluating this subdivision. Amy Morris asked for market research info concerning the homes they are proposing.

Paul Peoni explained the street radius in relation to the waiver that is being requested.

Hardin inquired if setback and radius waivers are denied, will the 2000 sq. ft. homes and proposed landscaping not being completed? Pittman responded that losing those would hinder development because of cost factors. Hardin also inquired whether CP Morgan builds homes in the \$250,000 to \$300,000 range? Pittman replied that they possibly touch the \$250,000 range.

City Attorney Koons-Davis explained that commitments take place at the zoning phase, this is a primary plat and therefore the Commission is limited on what commitments can be placed on this petition.

O'Neal inquired about the proposed buffer along Stop 18 Rd. The buffer will be required as part of the secondary plat approval.

Planning Director Ferguson reviewed the proposed commitments as follows:

- tree buffer along east, north & west boundaries of plat
- homeowners association can only be dissolved by 100% vote of the members
- professional management company will oversee the homeowners association
- will require homeowners association to belong to national association (Communities Assoc. Institute)
- lots 607-625 in Copperfield Subdivision, houses will be a minimum of 2,000 sq. ft.
- lots 597-606 in Woodgate Subdivision, houses will be a minimum of 2,000 sq. ft.

Tinkle inquired about the 2000 sq. ft. min. homes – what will be the sq. footage on the bottom and top? Each level 1000 sq. ft. or will it vary? Chad Pittman stated that it will vary.

Tinkle moved that the request of CP Morgan Communities, LP for a waiver from the requirements of the Greenwood Subdivision Control Ordinance, Greenwood Municipal Code Sec. 10-511 Subdivision Design Standards, 20.11.01. Streets, Subsection 11A., that specifies that the minimum horizontal alignment – center line radius shall be 300 feet for a minor street, be approved, and that the center line radius be reduced to 150'; and further, that the Plan Commission find that the criteria set forth by Greenwood Municipal Code Sec 10-501, 20.02.02, for the approval of the waiver has been met for the reasons set forth in the Applicant's written waiver request and as presented, seconded by O'Neal. Vote for approval was 4 for, 4 against (Ott, Hardin, Eades, Butler). **Unofficial vote.**

Ott moved to continue PC2006-022 to August 14, 2006, seconded by Hardin. Vote for **approval** for **continuance** was 6 for, 2 against (Pohlar, Tinkle) **Motion carried.**

Docket PC2006-023 – Primary Plat – Carroll Subdivision – 4-lot subdivision located on north side of Fry Rd., east of SR 135 – 4 acre lot zoned R-1 – petitioner and owner is Larry Carroll; engineer is Northpointe Surveying.

Donna Smithers came forward and was sworn. She requested another continuance for this petition to the August 14, 2006. O'Neal moved to grant the continuance to August 14, 2006, seconded by Tinkle. Vote for **approval** for **continuance** was unanimous, 8-0. **Motion carried.**

NEW BUSINESS

PUBLIC HEARING

Docket PC2006-028 – Annexation Petition – Greenwood Office Suites – located at 3209 W. Smith Valley Rd. – approx. 2.523 acres zoned R-4 w/proposed zoning to B-1 (w/commitments). Owner is Jerry Taylor; applicant is Neighborhood Downtown Zoning Assistance, Inc. for Yeager Properties, Inc.

A written request for continuance has been received. Eades moved to continue PC2006-028 to June 26, 2006. Vote for **approval** for **continuance** was unanimous, 8-0. **Motion carried.**

Docket PC2006-032 – Primary Plat – Rocklane Ridge Subdivision – 120 lot subdivision located at ne corner of CR 225E & CR 950N – 92 acres zoned R-2 & C-1 – owner is Rocklane Properties, LLC; petitioner and engineer is Crossroad Engineer.

Stephen Watson came forward and was sworn. He requested a continuance for this petition to June 26, 2006. Tinkle moved to continue PC2006-032 to June 26, 2006. Vote for **approval** for **continuance** was unanimous, 8-0. **Motion carried.**

A five minute recess was taken.

SITE DEVELOPMENT PLANS

Docket PC2006-018 – Site Development Plan – CarX – Lot 2, Menard's Subdivision – located west of SR 135 on Marlin Dr. – .587 acre lot zoned I-1 – petitioner is Ranga Gorrepati; owner is Menard, Inc.; John Johnston, Architect prepared plans.

John Johnston came forward and was sworn. The building will be 5,000 sq. ft. Two landscape waivers are being requested.

Landscape Waiver – Section 10-472 18.06q - To allow landscaping within the sanitary sewer easement – Tinkle moved to grant the waiver, seconded by O'Neal. Vote for approval was unanimous, 8-0. **Motion carried.**

Landscape Waiver – Section 10-472 18.08b - To allow perimeter landscaping width to be 4' rather than the required 5' along the east side – Tinkle moved to grant the waiver, seconded by O'Neal. Vote for **approval** was unanimous, 8-0. **Motion carried.**

Mr. Ferguson asked that it be added to TRC Report that the dumpster encroaching into sanitary sewer easement is subject to approval by BPWS. This will be added as #15.

Ott moved to approve PC2006-018, subject to the recommendations of the Tech Committee being met, as amended, seconded by O'Neal. Vote for **approval** was unanimous, 8-0. **Motion carried.**

Docket PC2006-029 – Site Development Plan – Sexson Mechanical – located on se corner of Commerce Pkwy S Dr. & Gerdt Ct. – 2.437 acre lot zoned I-1 – petitioner and owner is Sexson Mechanical; engineer is Projects Plus.

Max Cooper, Projects Plus, came forward and was sworn. Plans have been revised per Tech Committee recommendations. One waiver is being requested.

Landscape waiver – Section 10.101.v.1.b - Decrease in plantings area along front of building (Overall landscaping is at 22.63%). Ott moved to grant the waiver, seconded by Tinkle. Vote for **approval** was unanimous, 8-0. **Motion carried**

Ott moved to approve PC2006-029, subject to the recommendations of the Tech Committee being met, as amended, seconded by Eades. Vote for **approval** was unanimous, 8-0. **Motion carried.**

Docket PC2006-030 – Site Development Plan – Scott's Lawn Service – Sec. 1, Lot 3A, Precedent S. – 2.096 acre lot zoned I-1 – petitioner is Coastal Partners; engineer is Projects Plus.

Max Cooper, Projects Plus, came forward and was sworn. One waiver is being requested.

Landscape waiver – Section 10-472-H.2.b - No plantings along east property line – Tinkle moved to grant the waiver, seconded by O'Neal. Vote for **approval** was unanimous, 8-0. **Motion carried.**

Ott moved to approve PC2006-030, subject to the recommendations of the Tech Committee being met, as amended, seconded by Eades. Vote for **approval** was unanimous, 8-0. **Motion carried.**

Docket PC2006-031 – Site Development Plan – Greenwood Village South – located at Village Lane & S U.S. 31 – zoned R-4 – petitioner is Greenwood Village South; Engineer is Deer Engineering.

Mike Deer, Deer Engineering, came forward and was sworn. There will be 30 units, along with two 14-car garages being constructed. One waiver is being requested.

Landscape waiver – to allow proposed grades to act as a buffer rather than installing a privacy fence on the north side of the project – Tinkle moved to grant the waiver, seconded by O’Neal. Vote for **approval** was unanimous, 8-0. **Motion carried.**

Ott moved to approve PC2006-031, subject to the recommendations of the Tech Committee being met, as amended, seconded by Tinkle. Vote for **approval** was unanimous, 8-0. **Motion carried.**

ANNOUNCEMENTS/REPORTS

Hardin asked about discussing establishing requirements for masonry on new homes. It was consensus that the design standards committee will be addressing this during their meetings.

Docket PC2005-042 - Kindred Hospital site plan - The layout of the proposed site has changed. They are proposing to build a smaller building. Mr. Ferguson asked if the Commission would like to have this come back for their review or can staff and the TRC review and approve the change. Tinkle moved to allow staff to review and approve the revisions to PC2005-042, seconded by O’Neal. Vote for **approval** was unanimous, 8-0. **Motion carried.**

O’Neal moved to adjourn, seconded by Tinkle. Vote for **approval** was unanimous, 8-0. **Motion carried.** Meeting was adjourned at 9:10 p.m.

JANICE NIX
Recording Secretary

TRENT POHLAR
President